

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City   |
|-----|--------|-------------------------|
| 162 |        | PHEASANT AVE, ARLINGTON |

## OWNERSHIP

|           |                        |        |  |            |
|-----------|------------------------|--------|--|------------|
| Owner 1:  | BULENS JOHN H/JOSEPH M |        |  |            |
| Owner 2:  | TRS/BULENS TRUST       |        |  |            |
| Owner 3:  |                        |        |  |            |
| Street 1: | 162 PHEASANT AVE       |        |  |            |
| Street 2: |                        |        |  |            |
| Twn/City: | ARLINGTON              |        |  |            |
| St/Prov:  | MA                     | Cntry: |  | Own Occ: Y |
| Postal:   | 02474                  | Type:  |  |            |

## PREVIOUS OWNER

|                                 |        |  |
|---------------------------------|--------|--|
| Owner 1: BULENS HENRY J--ETAL - |        |  |
| Owner 2: BULENS JANET M -       |        |  |
| Street 1: 162 PHEASANT AVE      |        |  |
| Twn/City: ARLINGTON             |        |  |
| St/Prov: MA                     | Cntry: |  |
| Postal: 02474                   |        |  |

## NARRATIVE DESCRIPTION

This parcel contains 6,574 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1603 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |      |             |     |            |                |           |        |         |            |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.15092 | Total SF/SM: | 6574 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 432,054 | Spl Credit | Total: | 432,100 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value    |
|--------------|-----------------|--------------------------------|------------|------------|----------------|
| 101          | 6574.000        | 287,500                        |            | 432,100    | 719,600        |
|              |                 |                                |            |            |                |
|              |                 |                                |            |            |                |
|              |                 |                                |            |            |                |
| Total Card   | 0.151           | 287,500                        |            | 432,100    | 719,600        |
| Total Parcel | 0.151           | 287,500                        |            | 432,100    | 719,600        |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |            | 448.91     | /Parcel: 448.9 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 287,500    | 0         | 6,574.    | 432,100    | 719,600     | 719,600       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 222,300    | 0         | 6,574.    | 438,200    | 660,500     | 660,500       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 218,600    | 0         | 6,574.    | 327,100    | 545,700     | 545,700       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 218,600    | 0         | 6,574.    | 296,300    | 514,900     | 514,900       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 218,600    | 0         | 6,574.    | 283,900    | 502,500     | 502,500       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 217,500    | 0         | 6,574.    | 240,700    | 458,200     | 458,200       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 217,500    | 0         | 6,574.    | 228,400    | 445,900     | 445,900       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 217,500    | 0         | 6,574.    | 217,300    | 434,800     | 434,800       |               | 12/13/2012 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date      | Result       | By  | Name    |
|-----------|--------------|-----|---------|
| 8/8/2018  | MEAS&NOTICE  | CC  | Chris C |
| 5/1/2013  | Info Fm Prmt | EMK | Ellen K |
| 12/9/2008 | Meas/Inspect | 372 | PATRIOT |
| 11/2/2000 | Hearing N/C  | 153 | PATRIOT |
| 2/25/2000 | Inspected    | 276 | PATRIOT |
| 1/26/2000 | Mailer Sent  |     |         |
| 1/26/2000 | Measured     | 263 | PATRIOT |
| 5/28/1996 |              | PM  | Peter M |
|           |              |     |         |

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

|   |                |       |
|---|----------------|-------|
|   | Prior Id # 1:  | 59411 |
|   | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
| 2 | Prior Id # 1:  |       |
|   | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
|   | Prior Id # 1:  |       |
| 5 | Prior Id # 2:  |       |
|   | Prior Id # 3:  |       |
|   | ASR Map:       |       |
|   | Fact Dist:     |       |
|   | Reval Dist:    |       |
|   | Year:          |       |
|   | LandReason:    |       |
|   | BldReason:     |       |
|   | CivilDistrict: |       |
|   | Ratio:         |       |
|   |                |       |
|   |                |       |

!7501!

## PRINT

| Date     | Time     |
|----------|----------|
| 12/10/20 | 22:07:52 |

**LAST REV**

| Date     | Time    |
|----------|---------|
| 08/29/18 | 11:26:1 |

aprc

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**PAT ACCT.**

[illegible]

**AssessPro** Patriot Properties, Inc